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February 21, 2021

Community Planning  
Landscape Architecture  
Municipal Consulting  
Streetscape Design  
Economic Development  
Parks and Recreation

Joint Land Use Board  
Township of Hainesport  
1401 Marne Highway  
Hainesport, NJ 08036

**Re: Rehabilitation Area Designation Report  
Block 24 Lots 4.01, 11, 12.01, 12.02, 12.03, 12.04, 12.05  
Block 24.02 Lot 12.04  
Marne Highway and Mt Holly Bypass  
Township of Hainesport, Burlington County, New Jersey**

Dear Mr. Chairman and Board Members,

#### WBE•SBE

Woman Business  
Enterprise  
•  
Small Business  
Enterprise

The Township of Hainesport seeks to determine whether the redevelopment process in accordance with the NJ Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A et seq. could be the most effective planning and implementation strategy to accomplish the rehabilitation of certain parcels in the area surrounding the Marne Highway and Mt. Holly Bypass intersection. The general purpose for designating a Rehabilitation Area is to arrest the deterioration of an area and encourage improvement and reinvestment not likely to be accomplished privately, and requiring responsible public intervention.

The Township Council has determined that it is in the best interest of the Township to encourage such rehabilitation of eligible lands within the Township, particularly when such rehabilitation may advance specific planning and land use goals and objectives of the Township.

The Hainesport Township Committee adopted Resolution 2020-161-11, authorizing and directing the Joint Land Use Board to cause a preliminary investigation to be made to determine whether certain identified areas within the municipality are **“Area in need of Rehabilitation”** as set forth in the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (NJLRHL).

The Resolution specifically identified the following parcels located at the intersection of Marne Highway and the Mt Holly Bypass:

Block 24: Lots 4.01, 11, 12.01, 12.02, 12.03, 12.04, 12.05; and  
Block 24.02: Lot 12.04

A Map entitled *“Marne Highway-Mt. Holly Bypass Rehabilitation Area- Area in Need of Rehabilitation Investigation”*, dated February 12, 2021, included as Appendix B of this report, depicts the boundaries of the proposed Study Area and the location of the various parcels of property included therein. Appended to the map is a statement setting forth the basis for the investigation. The boundary is also shown in the images below.

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The purpose of this report is to set forth the basis for designating the above referenced parcels, hereinafter referred to as the “Study Area”, as an Area in Need of Rehabilitation as set forth in the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

After an area is designated, a Redevelopment Plan may be adopted for the area by the Township Committee, which sets forth the guiding plan for revitalization of the area. This Plan can include standards for modified uses, bulk standards, and design standards, and would be referred to the Joint Land Use Board for review and recommendation relative to consistency with the Master Plan, as required by the LRHL.

A Rehabilitation Area designation does not entitle the municipal government to acquire property via eminent domain, or enter into long term tax exemption and abatement.

## Description of Study Area & Surrounding Uses

The Study Area consists of 8 lots, totaling approximately 11 acres, located at the intersection of Marne Highway (County Route 537) and the Mt Holly Bypass (County Route 541). See images below.

A majority of the parcels are located in the O (Office) Zoning District, with the exception of Block 24.02; Lot 12.04 (Parcel H) which is in the I-1 (Industrial-1) Zoning District.







To the north, across Marne Highway, are single family homes in the R-2 Zoning District. Also, in the R-2 Zoning District is the Brotherhood Cemetery, directly east of the Study Area. The Christian Faith Assembly, in the R-1 Zoning District, borders the Study Area to the west.

To the south are multiple industrial uses, including the Ameri-Cycle Recycling Center, and former Atlantic Woods site, across the Conrail rail line. These parcels to the south are included in the recently designated **Rt. 38- Mt. Holly Bypass Redevelopment Area**.

The overall Rt. 38- Mt. Holly Bypass Redevelopment Area is comprised of 12 lots totaling approximately 59 acres located to the north of NJ State Highway Route 38, at its intersection with County Route 541, the Mt. Holly Bypass. At the writing of this report, a Redevelopment Plan for a portion of this area has been introduced and is scheduled for adoption.

## Parcel Analysis

### Parcel A-

A review of available historic aerial imagery indicates that this parcel was farmed dating back to at least the 1930s, but appears to have been left fallow starting in the late 1950s or early 1960s. The parcel has reforested and remains vacant and underutilized. (Image Courtesy Google ©2021)



### Parcels B-G

A review of available historic aerial imagery indicates that these lots were farmed or in pasture dating back to at least the 1930s. In the early 1950s, a baseball field with backstop was located on the rear/southern portion of the site. By 1956 the ballfield was no longer present. There is also aerial photo evidence of oval tracks on the site, suggesting that there may have been horse or other training or racing on the site.

The rear fields appear to have been maintained in low cultivated crops or lawn until sometime in 2003 or 2004, when the area was left fallow. In 2016 or 2017, the successional woodland vegetation was cleared, and the site was returned to agricultural use. (See Images below from 2014 and 2021 respectively, Courtesy Google ©2021)







According to NJ MOD IV tax data, the house on Parcel B was built in 1920, and the house on Parcel E was built in 1880, making these homes 100 and 140 years old, respectively. (Image Courtesy Google ©2021)



Parcels A, F, and G are classified as farm property (qualified). Parcels F and G are also classified as vacant land.

The current agricultural output of the Study Area is unclear. Given that the farmland within the Study Area is relatively small, and disconnected from the larger network of farmland within the Township, the potential agricultural productivity and efficiency is limited. These parcels are not identified as a part of State's protected farmland dataset. Additionally, according to the 2004 Hainesport Township Master Plan Land Use, Open Space and Conservation Elements, the soil in the Study Area is rated as Class 4, where Class 1 and 2 are the most suitable for agricultural purposes.

## **Parcel H-**

This 1.07 acre parcel is located at the southeast quadrant of the intersection of the Mt. Holly Bypass and Marne Highway, in the I-Industrial District. The site is largely cleared and contains billboards on the northeast portion of the property along Marne Highway, as well as a freestanding sign, a shed, and enclosed by chain link fencing.

The lot has multiple non-conforming conditions from the zoning standards for the district including Lot Area and Lot Depth, and the presence of existing nonconforming off premise or billboard signs. (Image Courtesy Google ©2021)



A review of historic aerial imagery indicates that this parcel was farmed dating back at least to the 1930s in conjunction with parcels B-G. When the bypass was constructed, this wedge appears to have been orphaned from the larger original tract. There have been periods where equipment has been stored or offered for sale on site, but no records of a principal building or use exist, and the site remains vacant and underutilized.

## Statutory Criteria for Rehabilitation Area Determination

Per the LRHL (C.40A:12A-14) a delineated area may be determined to be *in need of rehabilitation* if the governing body of the municipality determines by resolution that a program of rehabilitation, as defined in section 3 of P.L.1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community; and that there exist in that area any of the following conditions such that:

- 1) A significant portion of structures therein are in a deteriorated or substandard condition;
- 2) More than half of the housing stock in the delineated area is at least 50 years old;
- 3) There is a pattern of vacancy, abandonment or underutilization of properties in the area;
- 4) There is a persistent arrearage of property tax payments on properties in the area;
- 5) Environmental contamination is discouraging improvements and investment in properties in the area; or
- 6) A majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.

As discussed above, more than half of the housing stock in the delineated study area is at least 50 years old, meeting Rehabilitation criteria 40A:12A-14a(2); and further, there exists a pattern of vacancy and underutilization of the properties in the area, meeting Rehabilitation criteria 40A:12A-14a (3).

Therefore, the Study Area as described above, qualifies to be considered an “Area in Need of Rehabilitation” pursuant to the NJ Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A et seq., and is recommended to be so designated.

Further, it is believed that a program of rehabilitation, as defined in section 3 of P.L.1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community.

## Adoption Procedures and Next Steps

If the Township Committee concurs with the Joint Land Use Board assessment that the study area meets the necessary statutory criteria, the area can then be formally adopted by Resolution of the Township Committee as an **Area in Need of Rehabilitation** pursuant to the criteria set forth in N.J.S.A. 40A:12A-14.

Designation as a Rehabilitation Area, **does not entitle the municipal government to acquire property via eminent domain.**

The Township Committee may develop a Redevelopment Plan for all or part of the designated Rehabilitation Area to set forth a guiding plan for revitalization of the area. This Plan can include standards for modified zoning, uses, bulk standards, as well as specific design standards.

A Redevelopment Plan, and any subsequent Redevelopment Agreement may, at the discretion of the Governing Body, also include provisions for 5 Year tax exemption and abatements, as permitted by the LRHL, to incentivize reinvestment in the area.

Prior to adoption, any Redevelopment Plan must be referred to the Joint Land Use Board for review and recommendation relative to consistency with the Master Plan, as required by the LRHL.



Once a Redevelopment Plan is adopted, a redeveloper would still be required to apply to the Joint Land Use Board for Subdivision and/or Site Plan approvals as applicable, under the normal course of any land use application, consistent with the Municipal Land Use Law and Local Ordinances.

If you have any questions or require additional information, please do not hesitate to contact our office.

Respectfully submitted,  
Taylor Design Group, Inc.



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Vice-President

Ec Only: Paula Kosko, MPA/RMC, Township Administrator/Municipal Clerk  
Paula Tiver, Board Secretary  
John C. Gillespie, Esq., Township Attorney  
Robert E. Kingsbury, Esq., Board Attorney  
Martin G. Miller, PE, Township Engineer



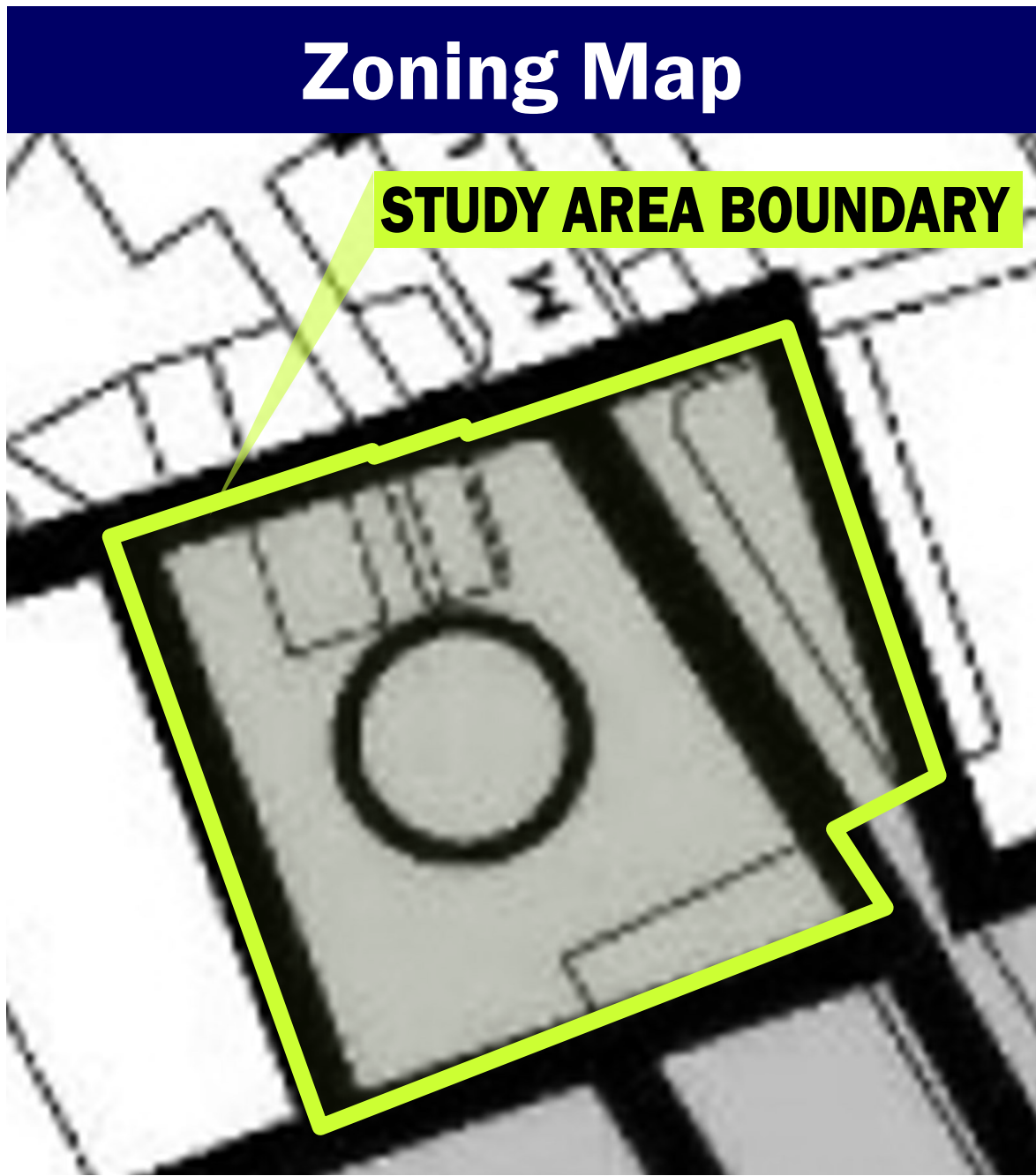
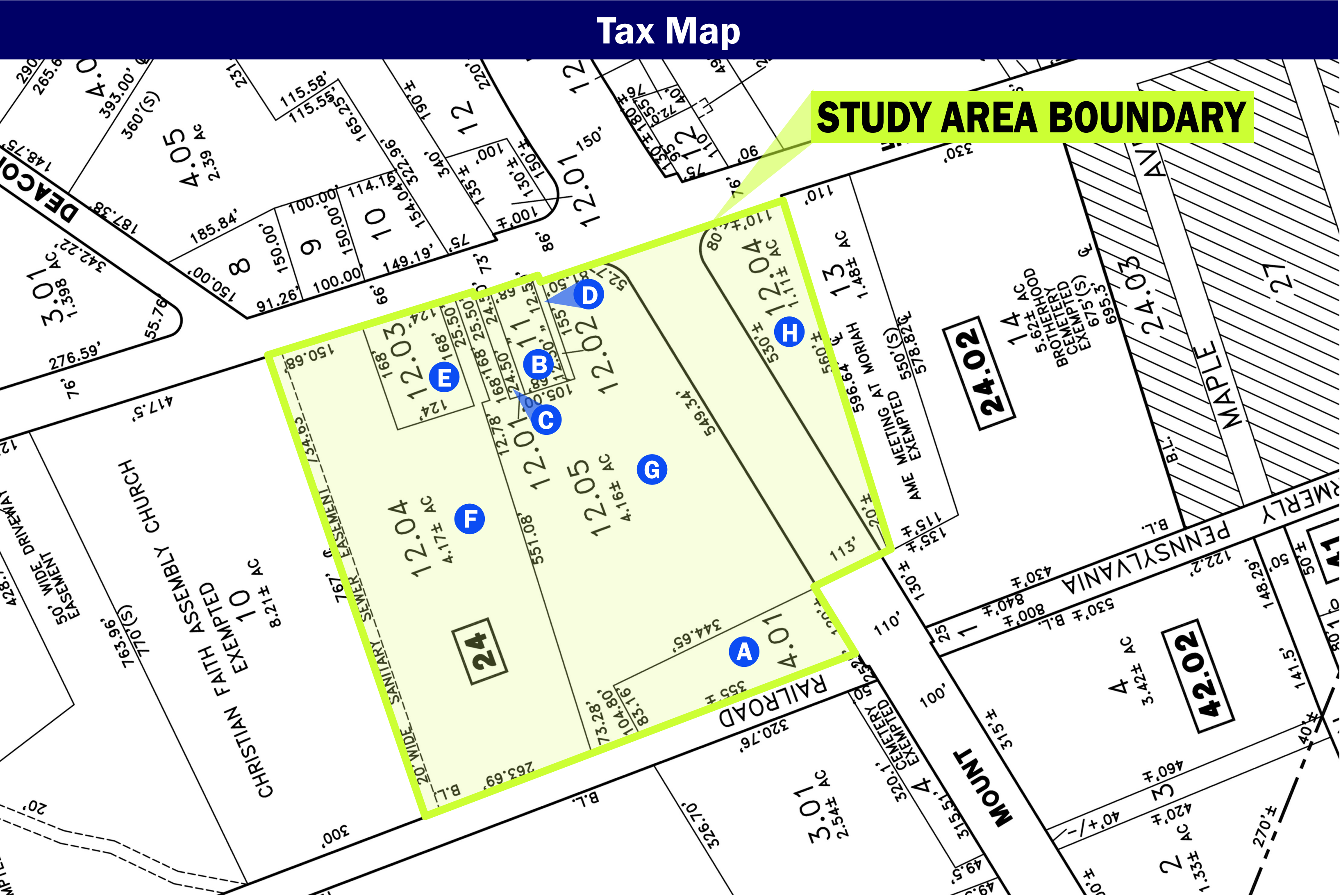
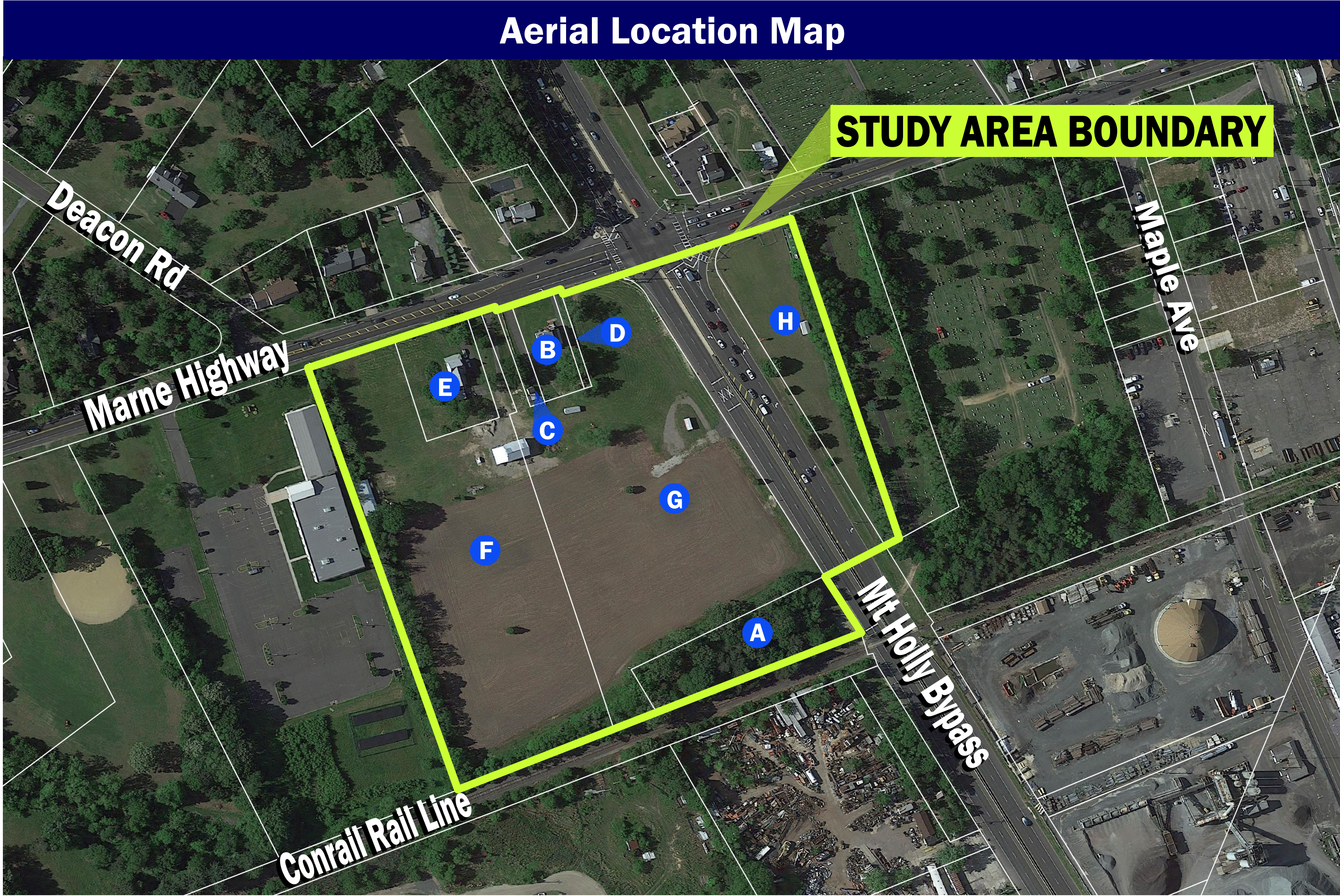


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Marne Highway-Mt. Holly Bypass Rehabilitation Area  
Area in Need of Rehabilitation Investigation

Township of Hainesport, Burlington County NJ

February 12, 2021



Parcel Information										
MOD IV Data Source: Division of Taxation, Burlington County. Last updated 12/02/20										
Map ID	Block	Lot	Owner	Property Address	Approx Acres	Property Class	Zone	Year Built	Use/Description	Notes
A	24	4.01	CAPRI ASSOCIATES, LLC	MT HOLLY BY-PASS	0.98	3B	O		Wooded vacant land	
B	24	11	CAPRI ASSOCIATES, LLC	710 MARNE HWY	0.41	2	O	1920	Residential: single-family home	
C	24	12.01	CAPRI ASSOCIATES, LLC	710 MARNE HWY			O		Part of Parcel B	
D	24	12.02	CAPRI ASSOCIATES, LLC	710 MARNE HWY			O		Part of Parcel B	
E	24	12.03	CAPRI ASSOCIATES, LLC	714 MARNE HWY	0.47	2	O	1880	Residential: single-family home	
F	24	12.04	CAPRI ASSOCIATES, LLC	MARNE HWY	4.17	1	O		Vacant farmland	QFARM as well, Prop class 3B .5 acres
G	24	12.05	CAPRI ASSOCIATES, LLC	MARNE HWY	4.17	1	O		Vacant farmland	QFARM as well, Prop class 3B .5 acres
H	24.02	12.04	CAPRI ASSOCIATES, LLC	MARNE HWY	1.11	2	I		Vacant farmland	

Basis for Investigation

The Township of Hainesport seeks to determine whether the rehabilitation process in accordance with the **NJ Local Redevelopment and Housing Law (LRHL)**, N.J.S.A. 40A:12A et seq. could be the most effective planning and implementation strategy to accomplish the rehabilitation of certain parcels located at the intersection of Marne Highway and Mt. Holly Bypass. The general purpose for designating a Rehabilitation Area is to arrest the deterioration of an area and encourage improvement and reinvestment.

On **November 10, 2020** the Hainesport Township Committee authorized by **Resolution 2020-161-11** the Hainesport Township Joint Land Use Board to undertake an investigation to determine whether the identified parcels may be designated as an Area in Need of Rehabilitation, according to the criteria set forth in N.J.S.A. 40A:12A-1.

The Township Committee has determined that it is in the best interest of the Township to encourage rehabilitation of eligible lands within the Township, particularly when such rehabilitation may advance the specific planning and land use goals and objectives of the Township. In particular, the Township Committee has directed the Township Joint Land Use Board to conduct an investigation of the following parcels as identified on the Hainesport Township Tax Maps:

**Block 24: Lots 4.01, 11, 12.01, 12.02, 12.03, 12.04, 12.05.**  
**Block 24.02: Lot 12.04**

The Joint Land Use Board will conduct a public hearing prior to making its determinations on whether any of the referred Study Areas or portions thereof shall be designated as an **Area in Need of Rehabilitation**. Rehabilitation Area designation **DOES NOT PERMIT** the municipality to exercise its powers of eminent domain to condemn property.

The public hearing shall be conducted by the Hainesport Joint Land Use Board beginning at 7:00 p.m. on **March 3, 2021** at the Hainesport Municipal Building located at 1401 Marne Highway, Hainesport, NJ 08036. The public hearing will be available in person, on YouTube Live by searching for Hainesport Township's YouTube Live Channel "Township of Hainesport Livestream", and on Go To Meeting from your computer, tablet or smartphone at <https://global.gotomeeting.com/join/766976493>. You can also dial in using your phone: United States: 1 (571) 317-3122, Access Code: 766-976-493.